Karen Johnson Davidson County
Batch# 747306 DEEDWARR
11/01/2021 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $887.63
20211101-0146001

WARRANTY DEED

SARAH CARTER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

JM-BHHS-21-8221-B12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-23-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Franco Pahmer	**NEW OWNER**	
(NAME)	(NAME)	**181-02-0A-054.00-CO**
8221 Lenox Creekside Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAAD A. ABDULKARIM, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANCO PAHMER, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. B-12 of Lenox Creekside Phase I, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Lenox Creekside Phase I of record in Instrument Number 20060306-0025686 and as amended by Instrument No. 20060606-0066938, Instrument No. 20070801-0091466 and Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit E1, E2 and E3 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Raad A. Abdulkarim, a married man by Warranty deed from Michelle Caruso, now known as Michelle Peterson, and husband, Michael Peterson of record in Instrument No. 20151103-0111673 Register's Office for Davidson County, Tennessee, dated October 28, 2015 and recorded on November 03, 2015.

The spouse of the grantor, Vian Ahmad Kasim, died May 26, 2017 extinguishing any marital rights they may have had to the subject property.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase I of record in Instrument Number 20060306-0025686, amended in 20060606-0066938, 20070801-0091466 and Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee.
- Charter of Lenox Creekside Condominium Owners Association, Inc. of record in Instrument Number 20060227-0022558 and also as Exhibit B of 20060306-00255686, in the Register's Office for Davidson County, Tennessee.
- Radon Mitigation System Agreement of record in Instrument Number 20190509-0043447, in the Register's Office for Davidson County, Tennessee.
- Plan of record as Instrument Number Exhibits E1, E2 and E3of Instrument No. 20060306-00225686 as amended by Instrument No. 20060606-0066938, Register's Office of Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060206-0014635, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easements for sanitary sewers and/or storm drainage of record in Instrument Number Book 9487, page 901 and 914, in the Register's Office for Davidson County, Tennessee.
- Right of way and easement to Gulf Interstate Gas Company of record in Book 2203, Page 579 and Book 2244, page 11 in connection with Book 2875, page 299, in the Register's Office for Davidson County,

Tennessee.
• Grant of Easement of record in Instrument Number 20150126-0007087, in the Register's Office for Davidson County, Tennessee.
• Right of Way Easement of record in Instrument Number 20070503-0053020, in the Register's Office for Davidson County, Tennessee.
• Access Agreement of record in Instrument # 20130215-0043477
• Agreement for Grant of Easement for Conservation Greenway of record in Instrument No 20130103-0001024
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8221 Lenox Creekside Drive, B12, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 22nd DAY OF OCTOBER, 2021.

RAAD
Raad A. Abdulkarim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAAD A. ABDULKARIM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of October, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/22/2021 (date of document).

L Vaught
Affiant Signature

10/20/2021
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20th day of October 2021.

Jessica L Tolley
Notary Signature

My Commission Expires: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY